

# 85-14-A PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3-B (VI.C.2.) to permit a front yard setback of 22' instead of the required average of 31'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Practical difficulty - Need for privacy and fresh air in an otherwise closed system. Also my father is allergic to my cats.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Nina Ambrose  
(Type or Print Name)  
Signature: Nina Ambrose  
Address: 3212 North Point Rd.  
City and State: Dundalk, Md. 21222

Legal Owner(s): Nina Ambrose  
(Type or Print Name)  
Signature: Nina Ambrose  
Address: 3212 North Point Rd.  
(Type or Print Name)  
Signature: Nina Ambrose

Attorney for Petitioner: 2888 22nd St.  
(Type or Print Name) Phone No.  
Signature: [Signature]  
City and State: [Blank]  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Name: [Blank]  
Address: [Blank] Phone No. [Blank]  
County's Telephone No.: [Blank]

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of May, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July, 1984, at 9:45 o'clock A.M.

Carl Jablon  
Zoning Commissioner of Baltimore County.

(over)

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: July 2, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Zoning Petition Nos. 85-9-A, 85-11-X, 85-13-A,  
SUBJECT: 85-14-A, 85-15-50A, 85-16-50A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

85-14-A

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 29th day of May, 1984.

Petitioner: Nina Ambrose  
Petitioner's Attorney: [Blank]

Arnold Jablon  
Zoning Commissioner

Received by: Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 6, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Ms. Nina Ambrose  
3212 North Point Road  
Baltimore, Md. 21222

RE: Item NO. 321 - Case NO. 85-14-A  
Petitioner - Nina Ambrose  
Variance Petition

Dear Ms. Ambrose:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.  
DIRECTOR

June 18, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item 321 (1983-1984)  
Property Owner: Nina Ambrose  
N/S North Point Rd. 175' E. of Kimberly Rd.  
Acres: 30 X 110 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 321 (1983-1984).

Very truly yours,

Charles E. Benson  
CHARLES E. BENSON, P.E., Asst. Chief  
Bureau of Public Services

GSB:EAM:FWR:eb

P-W Key Sheet  
8 SE 25 Pos. Sheet  
SS 2 G Topo  
104 Tax Map



Maryland Department of Transportation  
State Highway Administration

Lowell K. Bridwell  
Secretary  
W.S. Caltrider  
Administrator

June 4, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 5-29-84

ITEM: #321.  
Property Owner: Nina Ambrose  
Location: N/S North Point Rd.  
Route 20, 175' E. of Kimberly Rd.  
Existing Zoning: D.R. 10.5  
Proposed Zoning: Variance to permit a front yard setback of 22' in lieu of the required average of 31'.  
Acres: 30 X 110  
District: 15th

Dear Mr. Jablon:

On review of the sketch and field inspection for the above site, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles E. Benson  
Charles E. Benson, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 5-29-84  
Item # 321  
Property Owner: Nina Ambrose  
Location: N/S North Point Rd.  
E of Kimberly Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on [Blank].
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [Blank].
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 176-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments: [Blank]

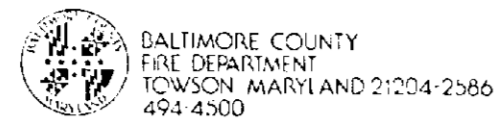
Eugene A. Bohn  
Eugene A. Bohn  
Chief, Current Planning and Development

My telephone number is (301) 659-1350

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~would~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17-17 day of July, 19 84, that the herein Petition for Variance(s) to permit a front yard setback of 22 feet in lieu of the required average of 31 feet for the expressed purpose of enclosing the existing porch, is GRANTED, from and after the date of this Order.

*Jan 11 1984*  
Deputy Zoning Commissioner of  
Baltimore County



PAUL H. RUNCIE  
CHIEF

June 18, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Camodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Nina Ambrose

Location: N/S North Point Road 175' E. of Kimberly Road

Item No.: 321 Zoning Agenda: Meeting of 5/29/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or        feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at       

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Hammond* Noted and Approved: *George M. Hammond*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

June 19, 1984

Ms. Nina Ambrose  
3212 North Point Road  
Dundalk, Maryland 21222

NOTICE OF HEARING

Re: Petition for Variance  
N/S of North Point Rd., 175' E of Kimberly  
Road (3212 North Point Road)  
Nina Ambrose - Petitioner  
Case No. 85-14-A

TIME: 9:45 A.M.

DATE: Tuesday, July 17, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

RE: Petition for Variance  
N/S of North Point Rd., 175' E of  
Kimberly Rd. (3212 North Point Rd.)  
15th Election District  
Nina Ambrose - Petitioner  
No. 85-14-A (Item No. 321)

Dear Ms. Ambrose:

I have this date passed my Order in the above captioned matter in accordance with the attached.

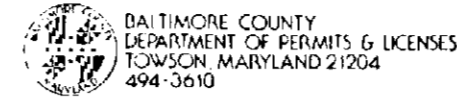
Very truly yours,

*John M.H. Jung*  
JOHN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel



TED ZALESKI JR.  
DIRECTOR  
Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

June 22, 1984

Dear Mr. Jablon:

Comments on Item # 321 Zoning Advisory Committee Meeting are as follows:

Property Owner: Nina Ambrose  
Location: N/S North Point Road 175' E. of Kimberly Road  
Existing Zoning: D.R. 10.5  
Proposed Zoning: Variance to permit a front yard setback of 22' in lieu of the required average of 31'.

Address: 30 x 110  
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1961/Council Bill 1-85 ~~2004-2005~~ ~~2006-2007~~ ~~2008-2009~~ ~~2010-2011~~ and other applicable Codes.

X B. A building/       permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

Special Note: X E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 4107 and Table 402, same Section 4107.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s       .

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burdham*  
Charles E. Burdham, Chief  
Plans Review

CES:es

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15 Date of Posting: 6/22/84  
Posted for: Nina Ambrose  
Petitioner: Nina Ambrose  
Location of property: 3212 North Point Rd., 175' E. of Kimberly Rd.  
Location of Signs: Front of property (Case # 3212-A & 321)  
Remarks:         
Posted by: Charles E. Burdham Date of return: 6/24/84  
Number of Signs: 1

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
N/S of North Point Rd., :  
175' E of Kimberly Rd., : OF BALTIMORE COUNTY  
(3212 North Point Rd.), :  
15th District :  
NINA AMBROSE, Petitioner : Case No. 85-14-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 22nd day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Nina Ambrose, 3212 North Point Road, Dundalk, MD 21219, Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222 June 28, 1984

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #57061 - Req. #L63159. PETITION FOR VARIANCE. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive weeks before the 29th day of June 19 84; that is to say, the same was inserted in the issues of June 28, 1984

Kimberl Publication, Inc.  
per Publisher.

By *K.E. Dicks*

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 5-16-84 ACCOUNT R-01-615-000

AMOUNT 35.00

RECEIVED FROM FILED TO 100 321 11.6.84

FOR FILED TO 100 321 11.6.84

0 107\*\*\*\*\*300,000 01700

VALIDATION OR SIGNATURE OF CASHIER

# **PETITION FOR VARIANCE** 15th Election District

Zoning: Petition for Variance  
LOCATION: North side of North Point Road, 175 ft. East of Kimberly Road (3212 North Point Road)  
DATE & TIME: Tuesday, July 17, 1984 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a front yard setback of 22 ft. instead of the required average of 31 ft. along the property of Nina Ambrose, as shown on plat plan filed with the Zoning Department, in the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

**PETITION FOR VARIANCE**  
15th Election District  
Zoning: Petition for Variance  
LOCATION: North side of North Point Road, 175 ft. East of Kimberly Road (3212 North Point Road)  
DATE & TIME: Tuesday, July 17, 1984 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a front yard setback of 22 ft. instead of the required average of 31 ft. along the property of Nina Ambrose, as shown on plat plan filed with the Zoning Department, in the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## **CERTIFICATE OF PUBLICATION**

TOWSON, MD., June 28, 1984  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 28, 1984.

THE JEFFERSONIAN,  
*JB Venturi*  
Publisher

\$ 20.00

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353  
ARNOLD JABLON  
ZONING COMMISSIONER

July 6, 1984

Ms. Nina Ambrose  
3212 North Point Road  
Dundalk, Maryland 21222

Re: Petition for Variance  
N/S of North Point Rd., 175' E of  
Kimberly Rd. (3212 North Point Rd.)  
Case No. 85-14-A

Dear Ms. Ambrose:

This is to advise you that \$53.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 131915

DATE 7-12-84 ACCOUNT N-01-615-100

AMOUNT \$53.00

RECEIVED FROM Nina Ambrose  
FOR advertising & posting Case # 85-14-A

6 646\*\*\*\*\*635010 812-A

VALIDATION OR SIGNATURE OF CARRIER

BEGINNING at a point on the north side of North Point Road 175' East of Kimberly Road and known as Lot 63, Block C, as shown on the revised plat of Charlesmont III and recorded among the Land Records of Baltimore County in Plat Book 23, Folio 41.

ALSO KNOWN AS 3212 North Point Road.

# **PETITION FOR VARIANCE** 15th Election District

ZONING: Petition for Variance  
LOCATION: North side of North Point Road, 175 ft. East of Kimberly Road (3212 North Point Road)  
DATE & TIME: Tuesday, July 17, 1984 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 22 ft. instead of the required average of 31 ft.

Being the property of Nina Ambrose, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

3214 North Point Rd  
I Mr + Mrs Hoppel consent  
to my neighbor at 3212 North  
Point Rd. inclosing their front  
porch.

*Kenneth L. Hoppel*  
*Eugene M. Hoppel*

**PETITIONER'S  
EXHIBIT 1**

